

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

March 23, 2010

Location:

The meeting of the Rancho Cielo Homeowners Association was held at the offices of the Trabuco Canyon Water District.

Directors Present:

Sandra Spencer, Len Malena, Chuck Ferlisi and Darryl Wheeler.

Call to Order:

The meeting was called to order at 7:05 PM.

Homeowners Discussion

Mr. Bridges of 32002 Lomita was present at the meeting to discuss the proposed installation of solar panels onto the roof of his home. The Board discussed the matter with him and he noted he would be submitting a Home Improvement application for the panels within the next few weeks.

The Board reviewed a letter from the owner of 21831 Caminito.

The Board reviewed an e-mail from Mr. Wilkerson of 32242 Via del Sol in which he was writing to address concerns about gopher infestation at the common area slope behind his home. The manager informed the Board that he had contacted a pest control operator to have him inspect the slope and provide a bid for treatment of the slope area.

Minutes & Financial Reports

A motion was made by Mr. Wheeler, 2nd by Mr. Ferlisi to approve the minutes of the February 2010 meeting as submitted. All in favor, motion carried.

A motion was made by Mr. Wheeler, 2nd by Mr. Ferlisi to approve the financial report for February 2010 as submitted, subject to review by the associations CPA. All in favor, motion carried.

The manager provided a detailed history of account 5715.

A motion was made by Ms. Spencer, 2nd by Mr. Wheeler for the association to purchase one, \$60,000 CD with funds from the Sunwest Money Market Account for a term of three months at the best available rate.

Management Report

The Board reviewed the prior month's action items list.

The Board reviewed the annual planner for the month of February 2010.

The Board reviewed the community inspection report and the home inspection report for the past month as provided by the manager.

The manager provided an updated accounts receivable report to the Board.

A motion was made by Mr. Malena, 2nd by Mr. Wheeler to approve a payment plan proposed by the owner of RAN-232. All in favor, motion carried.

A motion was made by Mr. Ferlisi, 2nd by Mr. Malena to file liens against RAN-018 and RAN-194 for non-payment of the assessments. All in favor, motion carried.

A motion was made by Mr. Ferlisi, 2nd by Mr. Malena to authorize the Judge Law Firm to proceed with the pursuit of a civil judgment against RAN-040 for delinquent assessments owed on this account. All in favor, motion carried.

Security

The Board received copies of the monthly inspection reports provided by Nordic Security.

Landscape

No items for review.

Old Business

Discussion was held with regard to the painting of the front driveway and pedestrian gates. The Board also reviewed bids for the repair and painting of pool area fencing. A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the bid from Fence Menders as submitted with exception to one items to level the cement at the base of the handrail between the pool area and tennis courts. All in favor, motion carried. It was noted the color for the front driveway and pedestrian gates will match the color of the iron on the window bars at the pool area and the color for all other fencing will be an egg-shell finish black.

A motion was made by Mr. Ferlisi, 2nd by Mr. Wheeler to approve the bid from JB Bostick for phase I of the asphalt repair project. All in favor, motion carried. The Board noted that the manager can sign the contract and that provisions need to be in the contract that will insure the owners will have access to park near or next to their homes each night.

Discussion was held with regard to the replacement of the telephone entry system. A motion was made by Mr. Ferlisi, 2nd by Mr. Wheeler to approve the bid from Superior Access at a cost of \$\$4,920.00. All in favor, motion carried.

Discussion was held with regard to the replacement of the mailboxes. After much discussion the Board asked the manager to obtain bids to replace all of the wood posts and arms on the mail box stands and the Board will investigate options for new mail boxes that can be used with the new posts and supports.

New Business

The Board agreed to cancel the April 27, 2010 meeting due to the fact that the manager will not be in town. The rescheduled date will be determined at a later time.

The Board reviewed bids from Aqua Trends to make repairs to the pool and spa equipment. The Board approved the manager to obtain a second bid and approve the work to be done with the lesser of the two proposals.

The Board reviewed and denied Home Improvement application from the owner of 32096 Rancho Cielo in which she was seeking approval to install a satellite dish onto her home. The Board noted that the dish had to be installed at the back of the home, preferably behind the chimney so that it is out of sight.

Adjournment

There being no further business, the meeting was adjourned at 9:00 P.M.

Submitted by:

Jack L. Williams
Acting Secretary